



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

NOVEMBER 11, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:07 p.m. by Vice Chair Miller

ATTENDANCE

Members present:	Miller, Ferrell, James, Moticha, Richards (until 3:54 p.m.), and Ziegler
Members absent:	Sweeney
Staff present:	Monson and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **October 28, 2019**, as submitted.

Action: Ferrell/Moticha, 6/0/0. (Sweeney absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **November 4, 2019**, as reviewed by Board Members Miller and Richards.

Action: James/Ziegler, 6/0/0. (Sweeney absent.) Motion carried.

Motion: Ratify the Consent Calendar of **November 11, 2019**, as reviewed by Board Members Miller and Richards.

Action: Ferrell/Ziegler, 6/0/0. (Sweeney absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. 1553 SHORELINE DR

Assessor's Parcel Number: 045-173-043

Zone: E-3/SD-3

Application Number: PLN2019-00326

Owner: Rondal Dean Broome

Agent: Trish Allen

Applicant: Tom Ochsner

(Proposal to construct a new approximately 2,459 square foot, two-story residence with an attached approximately 593 square foot three-car garage with a 37 square foot attached storage area. The project also includes a new patio, pool, and spa on a 23,333 square foot vacant lot on the coastal bluff. Grading for the project would involve approximately 340 cubic yards of cut and 35 cubic yards of fill. The proposed total of 3,089 square feet of development on a 23,333 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this meeting. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on August 5, 2019.

Actual time: 3:13 p.m.

Present: Tom Ochsner, Applicant; Trish Allen, Agent, SEPPS; Kim True, True Nature Landscape Architecture; and Robert Dostalek, Associate Planner; City of Santa Barbara

Staff comments: Mr. Dostalek stated that at the October 3rd, 2019 Planning Commission hearing, the Planning Commission determined that this site does not constitute as a View Corridor. The Applicant has returned to the Single Family Design Board with a revised design responding to the Planning Commission comments.

Public comment opened at 3:37 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The reduction of the garage footprint two feet into the westerly property line setback is acceptable. The six feet of additional distance between the project and the easterly property line is acceptable.
2. The reduction of the FAR to 66% is appreciated.
3. The landscape plan greatly accentuates the appeal and the screening of the project.
4. The size, bulk, and scale is in keeping with the FAR standards. The project has the same maximum plate height of 20 feet as the house next door, and therefore the scale is appropriate.
5. The project is appropriate as there are many different types of architecture in the immediate neighborhood previously defined by the Board. The Mesa has a variety of architecture and the project has other modern homes near it, and therefore the project fits into the character of the Mesa neighborhood.

Action: James/Ziegler, 6/0/0. (Sweeney absent.) Motion carried.

(3:40PM) PROJECT DESIGN APPROVAL**2. 1207 VISCAINO RD**

Assessor's Parcel Number: 019-232-002
Zone: RS-15
Application Number: PLN2016-00468
Owner: Carin Craig
Applicant: David Ferrin

(Proposal for an interior and partial exterior remodel to an existing 2,253 square foot single-unit residence. Project includes replacing the existing 754 square foot south facing upper level exterior deck and stairs with a new 714 square foot deck and stairs, a new 385 square foot trellis over a portion of the deck, a new dormer at the south facing elevation at trellis, expansion of the existing side patios with pervious surfaces, and conversion of 162 square feet of existing unconditioned basement area into living space.)

Project Design Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required. Project was last reviewed on October 31, 2016.

Actual time: 3:53 p.m.

Present: David Ferrin, Applicant; Carin Craig, Owner; and John Fenske, Archetype Architects

Public comment opened at 3:59 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. The color palette is acceptable and will blend in well with the neighborhood.
2. The retention of the oak tree is appreciated.
3. The cable railing is an acceptable alternative to the glass railing.
4. The Board makes the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The project is consistent with the scenic character of the City.
 - b. The project is consistent with the neighborhood in size, bulk, and scale.

- c. Quality architecture and materials are used.
 - d. The Oak tree is retained.
 - e. Public scenic views are not affected.
 - f. The project follows Good Neighbor Guidelines.
5. The Board makes the finding that the Hillside Design District and Sloped Lot Findings criteria have been met as stated in Subsection 22.69.050.B of the City of Santa Barbara Municipal Code, with the comment that the natural topography of the site is protected.

Action: Ferrell/Ziegler, 5/0/0. (Richards and Sweeney absent.) Motion carried.

(4:05PM) PROJECT DESIGN APPROVAL

3. 565 ARROYO AVE

Assessor's Parcel Number: 035-253-023
Zone: RS-15
Application Number: PLN2019-00319
Owner: Clay B. Lovejoy
Applicant: Tarn Shea

(Proposal for 141 square feet of additions on the first floor and a new 497 square foot second floor to an existing 1,041 square foot, one-story, single-unit residence, with a 280 square foot detached Accessory Dwelling Unit, 82 square feet of storage space, and two uncovered parking spaces. Project includes an interior remodel and a new 115 square foot deck on the second story. The proposed total of 2,041 square feet on a 7,840 square foot lot in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed July 22, 2019.

Actual time: 4:10 p.m.

Present: Tarn Shea, Applicant; and Clay B. Lovejoy, Owner

Public comment opened at 4:20 p.m.

The following individuals spoke:

1. Susan Felland, opposed.

Public comment closed at 4:23 p.m.

Motion: Project Design Approval and continue indefinitely to Consent comments:

1. The Board makes the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The project is consistent with the scenic character of the City.
 - b. The project is consistent with the neighborhood in size, bulk, and scale.
 - c. Quality architecture and materials are used. The materials and colors of the project fit well with the neighborhood.

- d. The project follows Good Neighbor Guidelines. The proposal for the deck to be 10'-9" from the property line is acceptable because the deck is adjacent to the neighbor's driveway and does not look down into the neighbor's yard.
2. The covered porch area is acceptable.
3. Consider bulking up the columns on the porch area.
4. The proposed exterior lighting is acceptable.
5. Consider adding shutters to the back window to address possible privacy issues.
6. The Board makes the finding that the Hillside Design District and Sloped Lot Findings criteria have been met as stated in Subsection 22.69.050.B of the City of Santa Barbara Municipal Code, with the comment that the natural topography of the site is not changing and any vegetation is to remain.

Action: Ferrell/Ziegler, 4/1/0. (Moticha opposed. Richards and Sweeney absent.) Motion carried.

(4:25PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4. 1211 DEL MAR AVE

Assessor's Parcel Number: 045-213-003
Zone: E-3/SD-3
Application Number: PLN2018-00679
Owner: Timothy Gorham
Applicant: Kas Seefeld

(Proposal for an addition and remodel of an existing 1,433 square foot, one-story, single-residential unit with an attached 263 square foot one-car garage. The project involves a 137 square foot addition to the ground floor, a new 514 square foot second story, and a new 379 square foot attached garage that is 116 square feet larger to accommodate two-cars. The project also includes a new driveway and new wider curb cut, all new doors and windows, a new rear yard patio, and new landscaping. The proposed total of 2,463 square feet of development on a 6,534 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on May 13, 2019.

Actual time: 4:40 p.m.

Present: Kas Seefeld, Applicant; Timothy Gorham, Owner; and Nicholas Tharp, Landscape Architect

Public comment opened at 4:48 p.m.

The following individuals spoke:

1. Richard Wolf, opposed. Elizabeth Brooks ceded time to Mr. Wolf.

Public comment closed at 4:54 p.m.

Motion: Project Design Approval and Final Approval with comments:

1. The modification for the non-conforming addition is acceptable.
2. The removal of the deck from the rear portion of the building is appreciated.
3. The reduction of window sizes on second story is appreciated.
4. The lowering of the second story plate heights is appreciated.
5. The Board makes the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The project is consistent with the scenic character of the City.
 - b. The project is consistent with the neighborhood in size, bulk, and scale.
 - c. Quality architecture and materials are used.
 - d. The project follows Good Neighbor Guidelines.
6. Neighborhood is defined by the following streets: Las Ondas, La Marina, and Del Mar Avenue.

Action: James/Ziegler, 5/0/0. (Sweeney and Richards absent.) Motion carried.

*** MEETING ADJOURNED AT 5:04 P.M. ***